

420 Harvard Street Local Concerns

Site and Building Design

Caroline Buckley
45 Coolidge Street

Massing

- 40,850 sq. feet of building crammed onto 10,851 sq. foot lot
- Results in 144 units per acre density
- Design only serves to worsen perceived massing – e.g. balconies further reducing effective setbacks

Scale

- Does not respect scale of adjacent streets:
 - Harvard: predominant 1 story
 - Fuller: predominant single family
 - Coolidge: predominant single family

Scale – surrounding context – view North on Harvard St



Scale – surrounding context – view South on Harvard St

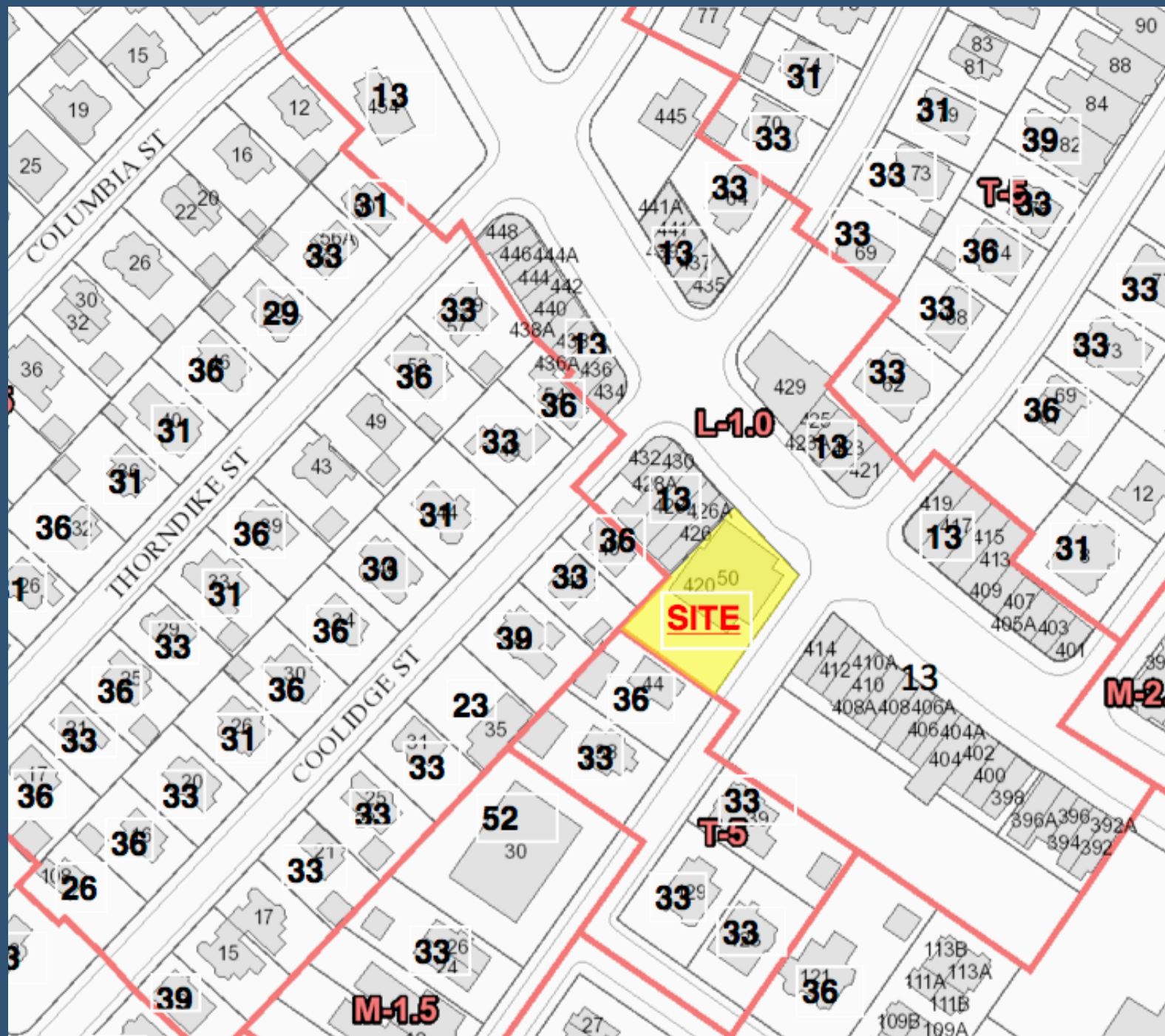


Scale – surrounding context – Fuller St



Scale – surrounding context – Coolidge St





Scale – totally out of proportion

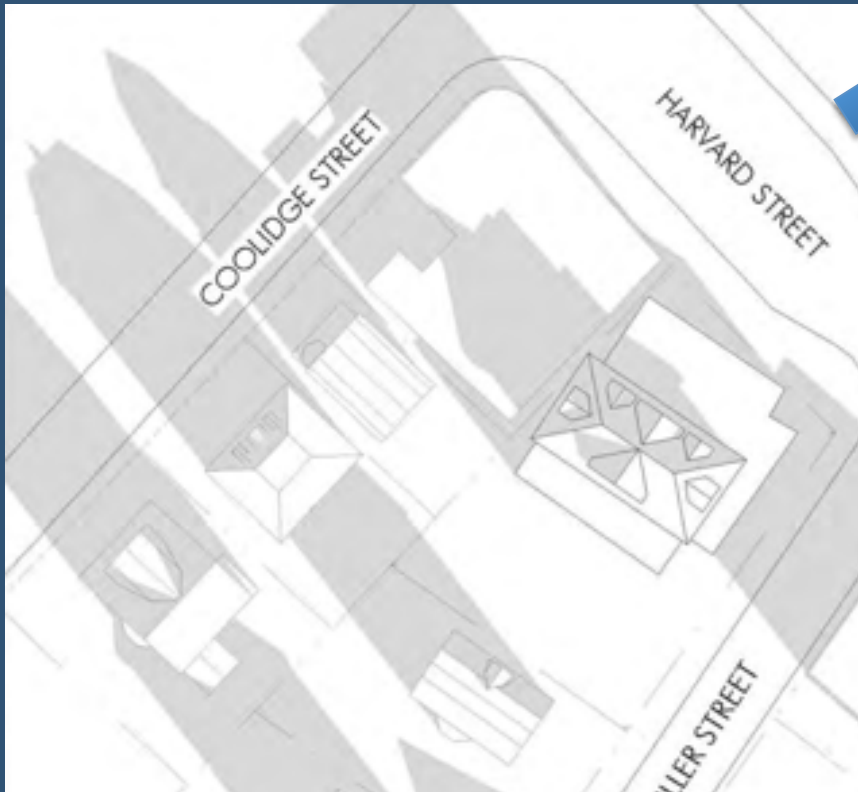


Adverse effect of inappropriate scale

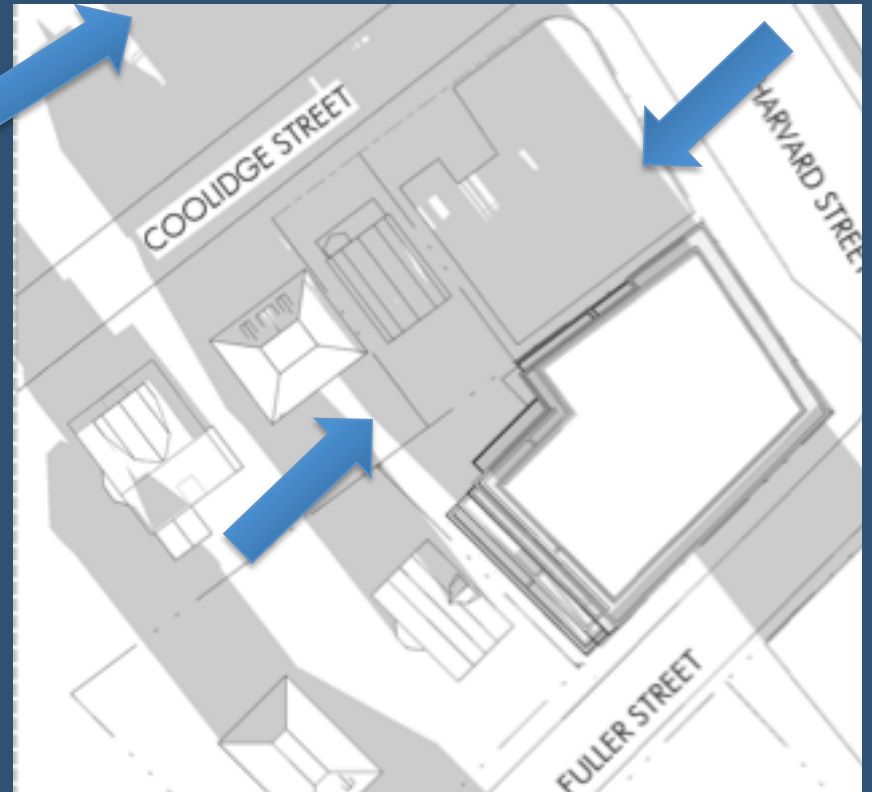
- Completely and negatively changes character of JFK crossing area
- Loss of human scale and sense of community with views of more than century old residential homes
- Unacceptable overshadowing, loss of light and air

Shadow Study – 9am Dec 21

Existing



Proposed



Light and Air

Sun from back of 45 Coolidge Street at 8.15am 3/19/16



Light and Air

Sun from back of 45 Coolidge Street at 8.15am 3/19/16



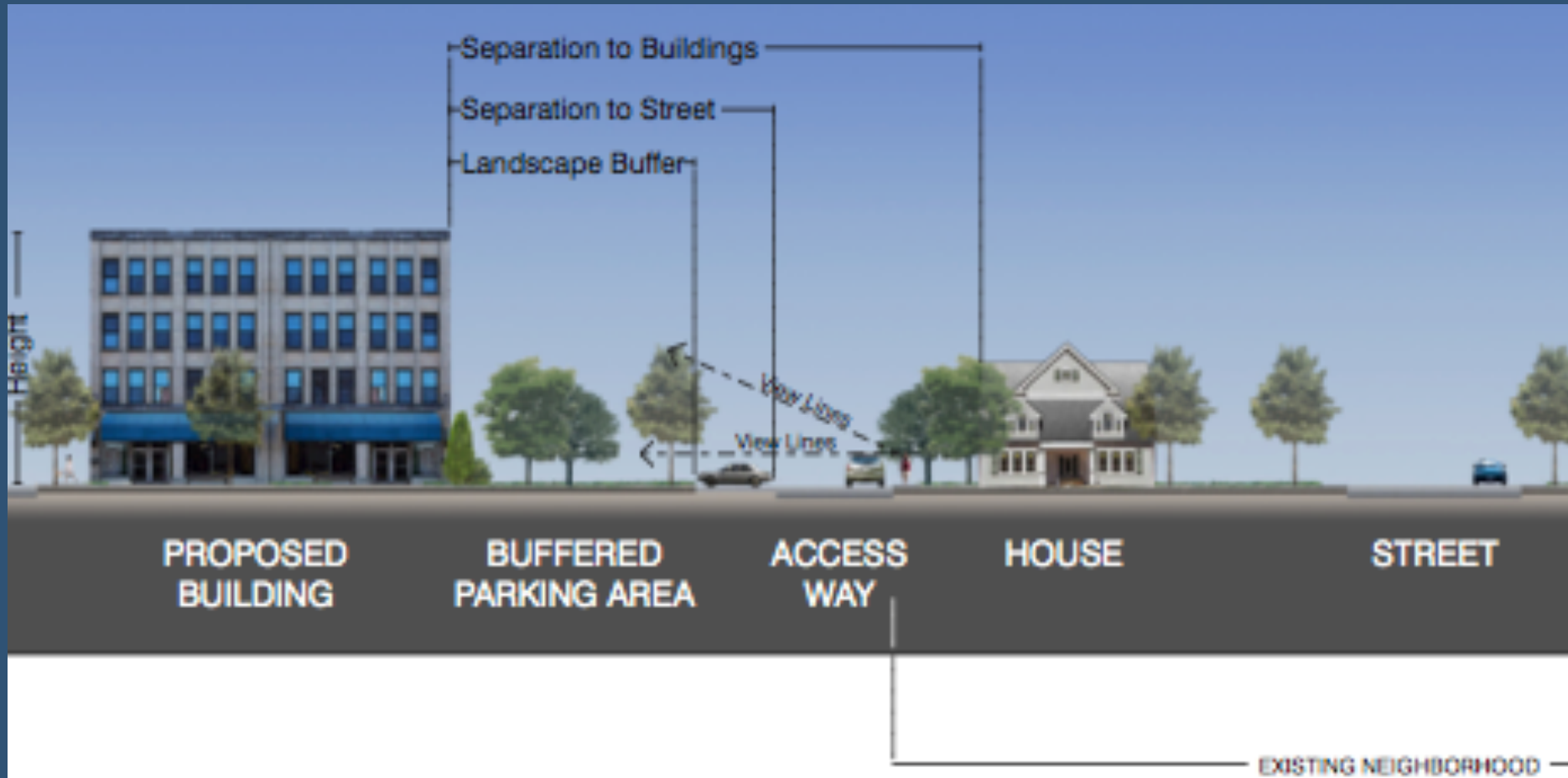
Overall Appearance



Site and Building Design continued

Michael Jacobs
41 Coolidge Street

Setbacks / Buffer - Recommended



Elements for Consideration of Relationship to Adjacent Buildings and Streets

Setbacks / Buffer - Proposed



Inadequate Setbacks and Buffering

- Unacceptable loss of privacy for abutting homes and other nearby properties
- Exacerbated by decks
- No buffering with adjacent sites



Parking plan – inadequate and inappropriate

- Major concern of delays in parking and secondary traffic queuing
- Major concern of breakdowns
- Trendvario 4200 specifications state:
 - Rated to -10C (14F)
 - “wetness, cold, ice and snow can cause problems when driving into and out of parking spaces”
- Note: No installations of this equipment on East Coast

Mechanical Parking Problems widespread



The New York Times



Road to Robotic Parking Is Littered With Faulty Projects



An automated parking garage on Collins Avenue in Miami Beach was built for 139 cars, but cars were smashed, and faulty machinery fell several stories to the ground.

RYAN STONE FOR THE NEW YORK TIMES

http://mobile.nytimes.com/2015/11/28/us/road-to-robotic-parking-is-littered-with-faulty-projects.html?_r=1&referrer=

Mechanical Parking Problems widespread

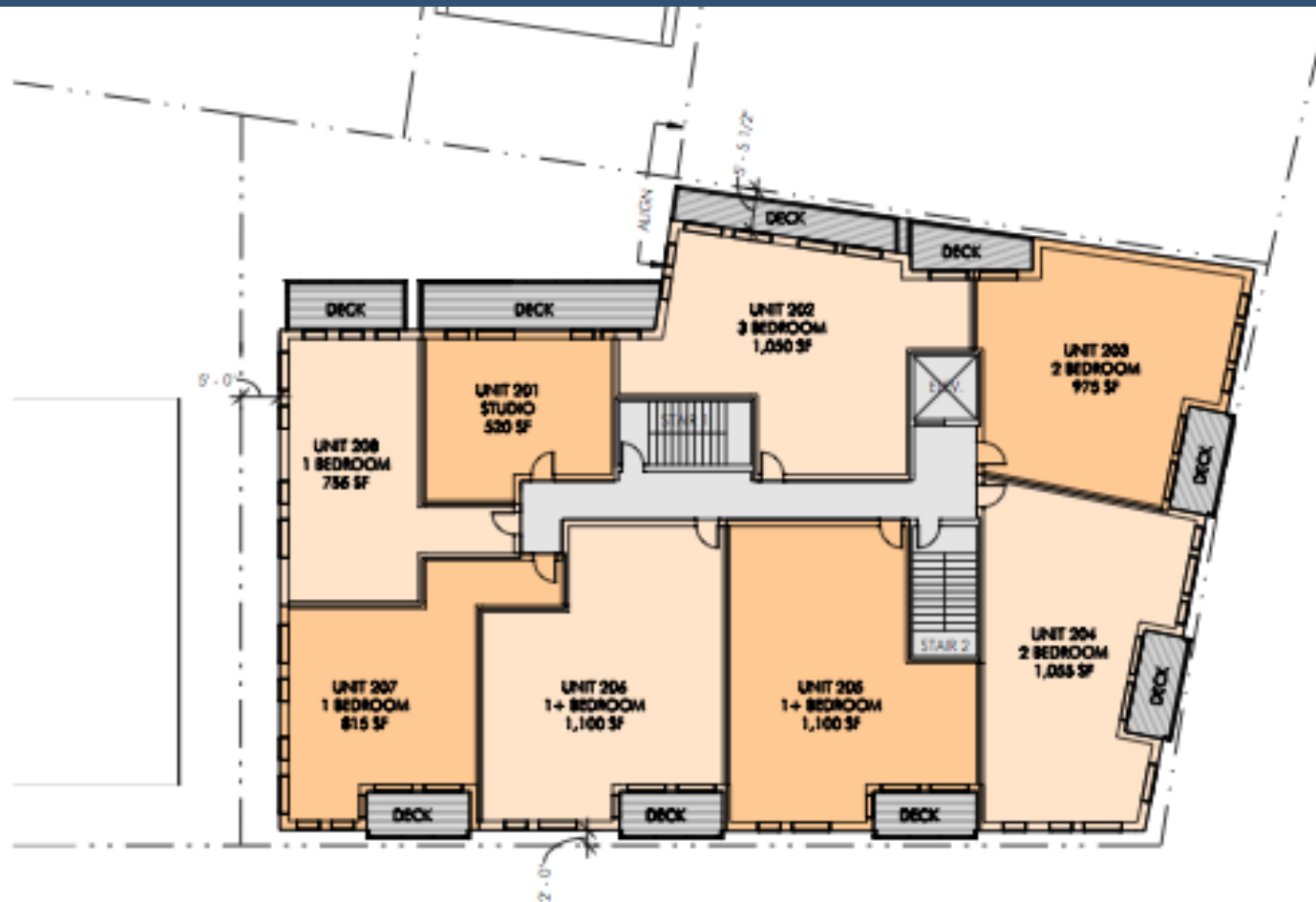
- New York Times 11/27/2015
- "\$16 million robotic garage plagued with delays finally closed, leaving tenants paying \$28 a day to park elsewhere"
- "police were called to keep order at the building"
- "around the country, other attempts at self-parking garages have been caught in embarrassing software and hardware mishaps"

http://mobile.nytimes.com/2015/11/28/us/road-to-robotic-parking-islittered-with-faulty-projects.html?_r=1&referer=

Health and Safety

Colm McMahon
45 Coolidge St

Safety – Fire Safety



Accessible from only 2 sides – hazard to this building and neighbors

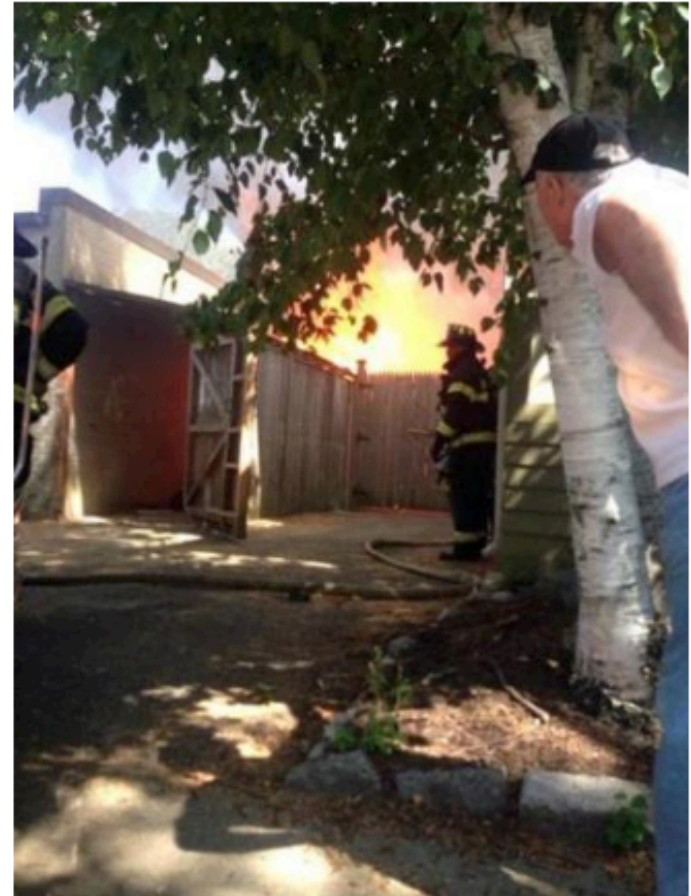
Safety – Fire Safety

By Vivian Wang | GLOBE CORRESPONDENT JULY 12, 2016

Walking south on Harvard Street in Brookline, the smell of smoke began to mingle with the familiar scents of Chinese, Mexican, and Indian food, after a two-alarm fire at a kosher market near bustling Coolidge Corner.

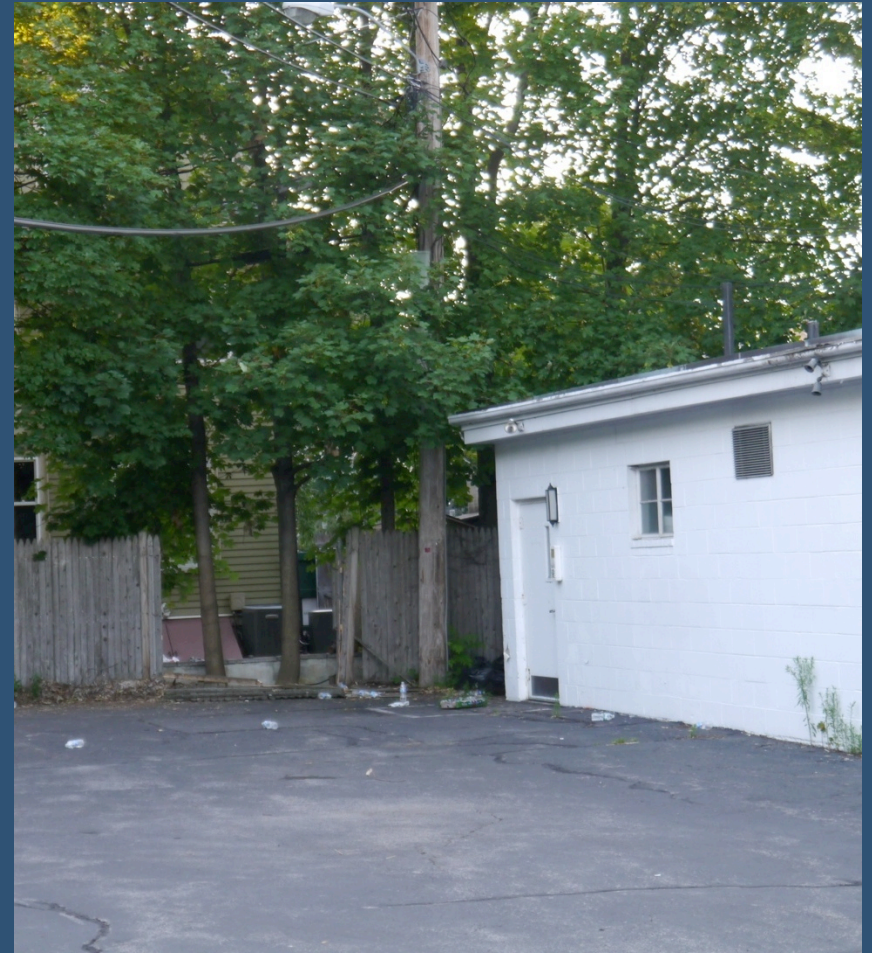
No injuries were reported in the blaze, which broke out about 3 p.m. Tuesday at the Butcherie, but there was extensive smoke damage, particularly to perishable goods, fire officials said.

Michael Sullivan, acting chief of operations for the Brookline Fire Department, gave a preliminary estimate of \$400,000 to \$500,000 in damage at the Butcherie, a grocery, butchery, and catering business that has been a neighborhood staple since 1972.



<https://www.bostonglobe.com/metro/2016/07/12/alarm-fire-hits-market-and-deli-brookline/yYTvzyQvjDU1JajWQeQTsl/story.html>

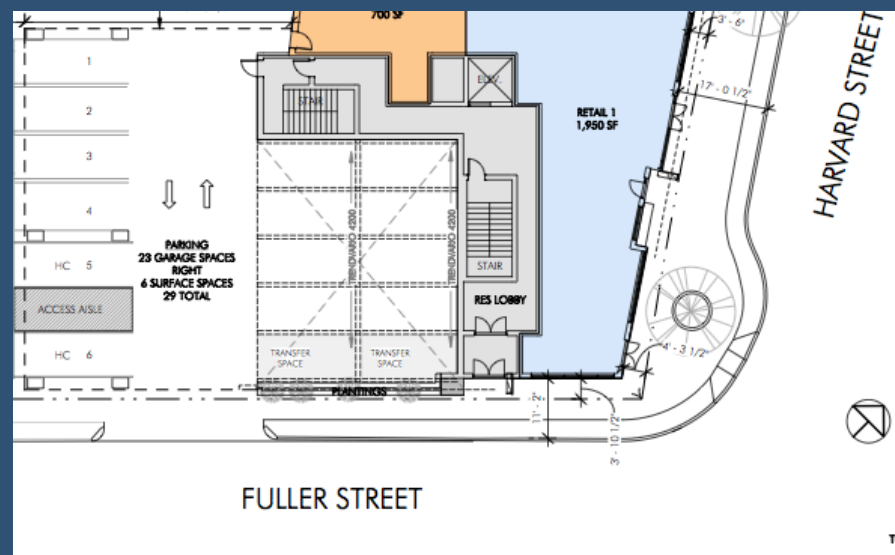
Safety – Fire Safety



Importance of access highlighted by recent fire at 49 Coolidge and Butcherie

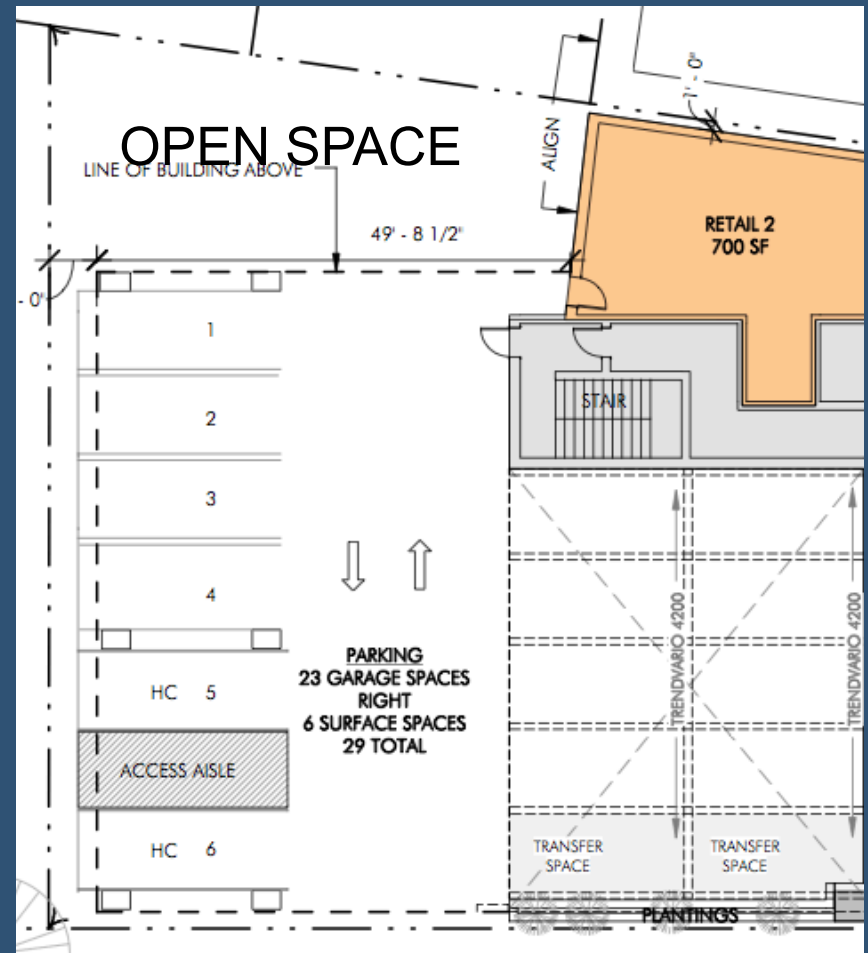
Safety – Pedestrian

- Inadequate sight lines from exiting cars
- Large numbers of vulnerable children and elderly pedestrians here
- Compounded by queuing due to parking system
- No access for moving or service vehicles



Safety – Mechanical garage

- Danger of siting at ground level
- Trendvario 4200 specifications:
- “If....system can be freely accessed, this presents a danger, for example for children playing”



Safety – Mechanical garage

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4-year-old boy crushed to death by parking garage car elevator

→ NATIONAL JUL. 24, 2012 - 05:00PM JST (📶 60)  Recommend 3

IWATE — A 4-year-old boy was crushed to death by an apartment parking garage automobile elevator in Hanamaki, Iwate Prefecture, on Monday night.

According to investigators, it is believed that the boy, the son of a doctor living in the apartment complex, became trapped between the elevator mechanism and the rear wall of the car park, TBS reported Tuesday.

Police said the boy's mother was parking her car in the underground garage when the accident occurred. The woman told police that as the platform began to rise, she realized her son had been left behind, at which point the door automatically closed. She was quoted as saying that she was unable to reopen it, TBS reported.

<http://www.japantoday.com/category/national/view/4-year-old-boy-crushed-to-death-by-parking-garage-car-elevator>

Safety – Emergency Vehicles

- Road obstruction by
 - Queuing
 - 80 new vehicular trips / day
 - Service vehicles
 - Moving vehicles
- Decreases access to immediate and surrounding areas for emergency vehicles

Safety – Emergency Vehicles

- National Fire Protection Association (NFPA) Standard #1710. Version 2016
- *“first responder/AED units arrive within 4 minutes (240 seconds) to 90 percent of emergency medical incidents, and the requirement that an ALS company arrive within 8 minutes (480 seconds) to 90% of the incidents”*

Safety – Emergency Vehicles

112 Center Street – Emergency calls – Data from Brookline Police Dept, c/o Derek Chiang

Year	# of Calls	Average Response Time	Average Medical Response Time
2013	109	3 min 47 seconds	3 min 48 sec
2014	66	5 min 40 seconds	5 min 12 sec
2015	62	3 min 52 seconds	5 min 22 sec
2016 (up to 6/17)	41	7 min 3 seconds	8 min 50 sec

Environmental Concerns

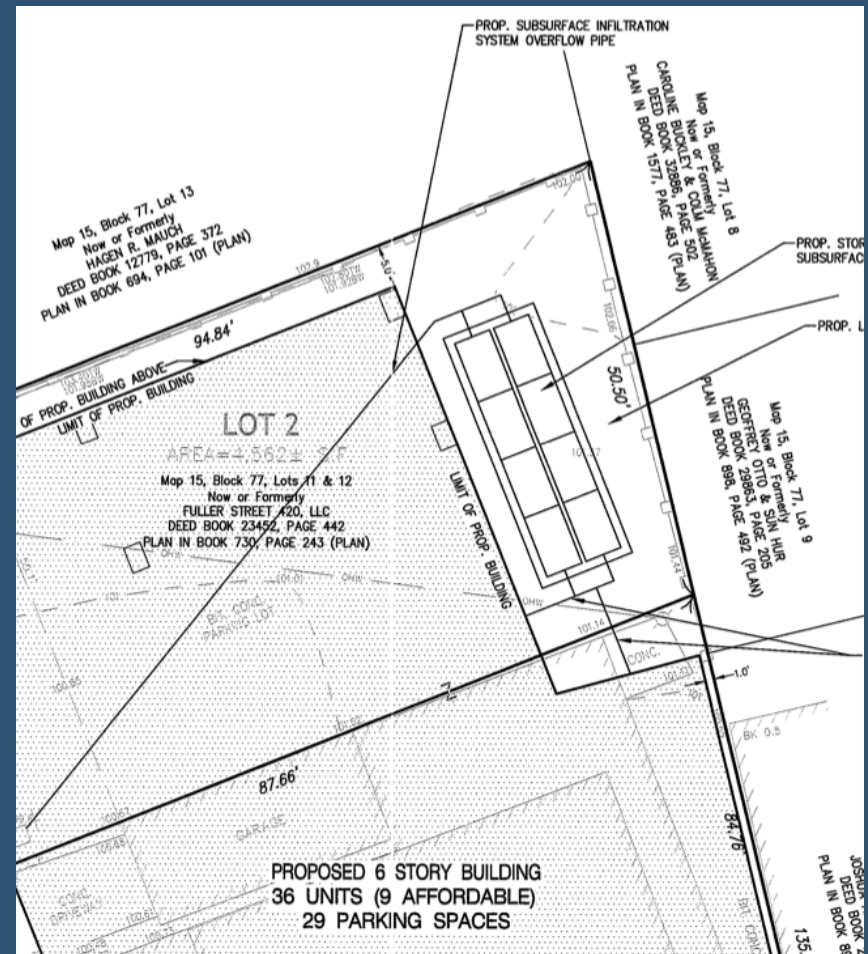
Irene Sege
41 Coolidge St

Environmental – Noise Pollution

- Mechanical parking garage may pose a significant noise hazard.
- DEP noise regulation 310 CMR 7.10 (1)
 - System not permitted to increase sound level more than 10dB above ambient level at any time – highly likely to exceed this in residential neighborhood
- Additional noise concerns
 - Unnecessary decks
 - Additional A/C and other equipment sited on roof

Environmental – Drainage issues

- Water drainage system planned for rear of property
- Threat to adjacent sites
- Note >2 foot grade difference to adjacent 45 Coolidge St yard
- Testing needed during wet periods - spring



Environmental - Other

- Large tree in neighboring property at 49/45 Coolidge St. threatened – only 3 feet from boundary with 420 Harvard – important natural buffer
- No plan for trash management

Open Space

- Proposal = 3% (940 square feet)
- 39% 2 & 3 bedroom units (likely to include children)
- Already unmet need for open space in this neighborhood of families
- Inadequate for residents of 420 Harvard – adults and children

Sum-up: site over-utilized!!

